

32 Cargill Street, Victoria Park, WA 6100



Sold House

Thursday, 29 February 2024

32 Cargill Street, Victoria Park, WA 6100

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1016 m2

Type: House



Edward Lim
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\$1,520,000

Proudly Presented by Edward Lim...Ever dreamed of owning a substantial piece of prime real estate right on the cusp of the city? Your opportunity has arrived with 32 Cargill Street, nestled in the highly coveted Raphael Park Precinct! This isn't just any ordinary block, it's a rare find that's bound to make your property dreams soar. Spanning a generous 1016m² and boasting a coveted zoning of R30, this 1935 character home holds the key to a world of potential. Imagine the thrill of owning a property with over 20 meters of frontage, offering endless possibilities for development. Picture the excitement of creating not just one, but up to three dwellings on this exceptional site. The power is in your hands! While the existing home is sold "as is," it's bursting with potential. With its lofty ceilings, ornate cornices, and welcoming front verandah, it's just waiting for your creative touch. Whether you're envisioning a stunning renovation or exploring the option to lease out while you plan your dream development, the possibilities are boundless. And with the added potential to retain the existing home and subdivide (pending local council and/or WAPC approval), the sky's the limit. Location? It doesn't get much better than this. Situated in one of Victoria Park's most desirable neighbourhoods, surrounded by lush greenery and just moments from an array of amenities, the lifestyle on offer is simply unbeatable. From renowned eateries along Perth's vibrant strip to tranquil parklands, prestigious schools, and convenient public transport options, everything you need is right at your fingertips.

The Property & What We Love!?!?

- * Huge Green Title Block of 1016m²
- * Triplex Development Block (STCA)
- * Existing home comes with 3 bedroom and 1 bathroom
- * NBN Ready (FTTP - that's the good one!)
- * Liveable as it is (currently owner occupied)
- * Outdoor shed
- * Walking distance to local amenities
- * Easy access to nearby public transport
- * Perfect Lock & Leave
- * Private, Low Maintenance & Secure
- * Estimated rental return \$750 - \$770/week
- * and list goes on...

The Potential...

- * Renovate for own stay
- * Renting out to earn income (land banking)
- * Demolish and build your dream family home
- * Subdivide and sell the blocks (STCA)
- * Demolish and build 3 new homes

The possibilities are just endless!

Outgoings:

- * Council rates: app. \$2,034.51
- * Water rates: app. \$1,106.79

For more details or to view this property, simply give listing agent, Edward Lim a call or text at 0408 929 655. ** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. **